

Summary of Alameda Point Planning Process

Alameda Reuse and
Redevelopment Authority

March 2, 2011

PURPOSE

The purpose of this Alameda Point Planning process is to provide a flexible, project description for Alameda Point that addresses community concerns, is financially feasible, and has community support.

Major Questions

1. Does this process foreclose future options, including master developer(s)?

The Answer: No

- Allows for future master developer(s), changing market conditions, or new opportunities (i.e., LBNL)
- Creates a preferred concept and range of alternatives
- Establishes community priorities for future master developer(s)

Major Questions *(cont.)*

2. Will the money ARRA spends now go to waste if a master developer(s) is brought on at a later point?

The Answer: No

- Identifying community priorities now reduces future developer(s) expenses
- Includes new components desired by the community and not fully explored before:
 - Economic development strategy
 - Sustainability vision

Major Questions *(cont.)*

3. Why spend ARRA money now?
 - Clarify community priorities and discuss difficult tradeoffs
 - Provide clear jumping off point for future developer(s) and negotiations with the ARRA
 - Develop options for future role of developer(s)

Key Aspects of Alameda Point Planning Process

- Takes incremental approach to planning process
- Receives ongoing ARRA oversight
- Builds upon past work and General Plan goals
- Is flexible and opportunistic (ex: LBNL)
- Validates assumptions with development community
- Focuses community on difficult decisions about "Trade-Offs"
- Positions ARRA for future funding and development opportunities
- Prepares materials that are understandable and visual

Evaluation Framework

- Establish key criteria for evaluating development alternatives
 - Financial and Fiscal
 - Transportation/Mobility
 - Environmental
 - Community
- Build in flexibility

Financial and Fiscal Criteria

- Financial Feasibility – will attract investment
- Fiscal Neutrality – will not impact General Fund
- Trade-offs between amount of development and community benefits

Transportation/Mobility Criteria

- Create a comprehensive multi-modal transportation system to encourage non-automotive trips
- Encourage a mix of land uses that locate all needs of daily life within walking distance
- Provide transportation options to limit total peak period vehicle trips City-wide
- Establish monitoring criteria to measure effectiveness

Environmental Criteria

- Resource Allocation and Efficiencies
 - Water Use and Reuse
 - Stormwater
 - Sewer
 - Energy Use and Generation
- Response and Adaptation to Climate Change
- Building Design
- Protection of Endangered Species

Community Criteria

- Economic development
- Housing affordable to range of incomes
- Balance between jobs and housing
- Public services and facilities
- Support Alameda Point Collaborative and existing businesses

Recommended Next Steps for 6 Month Process

- ARRA decision on consultant contracts
- Hold development community interviews
- Hold monthly ARRA updates
- Present findings of community workshops
- Organize and conduct planning workshops (i.e., economics, transportation and environmental)
- Develop and evaluate alternatives
- Recommend preferred project and alternatives
- ARRA decision on next steps

Alameda Point Resource Team

- Civil Engineering – Carlson Barbee Gibson
 - Update infrastructure costs
 - Provide 55-inch sea-level rise options/costs
 - Develop preliminary infrastructure phasing plan
 - Assess sanitary sewer capacity needs
 - Propose solutions to meet water quality requirements
 - Support LBNL process

Alameda Point Resource Team

- Environmental – Russell Resources
 - Reviews Navy environmental documents and provides written feedback
 - Attends monthly meetings with Navy and Regulators to discuss clean-up process
 - Attends most RAB meetings
 - Supports ARRA's redevelopment efforts (i.e., LBNL)

Alameda Point Resource Team

■ Real Estate Economics – TBD

- Analyze financial and fiscal feasibility of proposed development alternatives
- Educate community regarding costs associated with project
- Assist evaluation of tradeoffs associated with community benefits and amount of development
- Provide assessment of commercial market and economic development strategy
- Evaluate feasibility of alternative phasing and disposition strategies

Alameda Point Resource Team

- Transportation Planning - Nelson/Nygaard
 - Prepare draft transportation program for alternatives using FTA study and past reports
 - Types of systems and preferred routes
 - TDM program elements and monitoring criteria
 - Develop performance criteria
 - Facilitate Transportation Community Workshop

Alameda Point Resource Team

- Sustainability Planning – ARUP
 - Add a new, community-desired component to planning process
 - Develop a sustainability vision for Alameda Point
 - Develop “green” infrastructure and building design goals for future development
 - Build in flexibility to allow for technological advances and developer preferences

Alameda Point Resource Team

- Land Use Planning - Perkins + Will
 - Develop alternatives and explore tradeoffs
 - Prepare graphics and visual tools to understand alternatives
 - Present clear, understandable and informative information
 - Prepare final report for ARRA, including preferred development concept and range of alternatives

Alameda Point Resource Team (Partners)

- US Navy
- State Lands Commission
- Alameda Point Collaborative
- AC Transit
- Water Emergency Transportation Authority
- Bay Area Rapid Transit
- United States Fish and Wildlife Service
- US Department of Veterans Affairs
- East Bay Regional Park District
- Alameda Unified School District

What Are the Other Options?

- RFQ for master developer now
- ARRA/Navy joint auction now
- City-led planning process + future RFQ
- City-led planning process + future auction

Questions and Answers